



## Thurston Gardens, Allerton, Offers In Excess Of £180,000

- \* SUPERB DEVELOPMENT OPPORTUNITY (subj to planning permissions) \*
- \* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* LARGE GARDEN \*
- \* DOUBLE DRIVE \* DOUBLE GARAGE \*

This three bedroom semi detached property would make an ideal purchase for a number of buyers.

Boasting a large garden, double garage and driveway providing off street parking.

The accommodation briefly comprises entrance, kitchen, dining room, lounge, three first floor bedrooms and a house bathroom. To the outside there are large gardens which offer development potential along with a double driveway leading to a double garage.



**Entrance**  
With radiator.

**Kitchen**  
10'5" x 7'7" (3.18m x 2.31m)  
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge, oven and hob, two double glazed windows.

**Dining Room**  
9'1" x 7'9" (2.77m x 2.36m)  
With radiator and two double glazed windows.

**Lounge**  
17'11" x 11'4" (5.46m x 3.45m)  
With gas fire, two radiators and two double glazed windows.

**First Floor**  
With double glazed window.

**Bedroom One**  
11'5" x 11'4" (3.48m x 3.45m)  
With built in wardrobe, radiator and double glazed window.

**Bedroom Two**  
11'1" x 8'4" (3.38m x 2.54m)  
With radiator and double glazed window.

**Bedroom Three**  
8'3" x 7'11" (2.51m x 2.41m)  
With radiator and double glazed window.

**Bathroom**  
Four piece suite comprising shower cubicle, panelled bath, pedestal wash basin, low suite wc, radiator and double glazed window.

**Exterior**  
To the outside there is a double driveway leading to a double garage (18'11" x 18'4" ), together with a large lawned garden to the rear with patio.

**Directions**  
From our office on Queensbury High Street head east on High St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, turn right onto Weymouth Ave, left onto Saffron Dr, right onto Avenel Rd, left onto Upper Grange Ave, left onto Thurston Gardens and the property will be seen displayed via our For Sale board.

**TENURE**  
FREEHOLD

**Council Tax Band**  
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**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] A		[G2 plus] A	
[B1-B11] B		[B1-B11] B	
[C1-C10] C		[C1-C10] C	
[D1-D15] D		[D1-D15] D	
[E1-E17] E		[E1-E17] E	
[F1-F19] F		[F1-F19] F	
[G1-G10] G		[G1-G10] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
69	83		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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